

August 19, 2003 CPC



## SUBSTANTIAL ACCORD REVIEW

03PD0366

Chesterfield County Parks and Recreation

Matoaca Magisterial District  
Off south line of North Spring Run Road

**REQUEST:** Confirmation of the decision of the Director of Planning that the proposed public facility meets the requirements outlined in Part 4 of the County's Substantial Accord Policy.

**PROPOSED LAND USE:**

Expansion of athletic facilities at Spring Run Elementary School is planned.

### **DIRECTOR'S DETERMINATION**

The Director of Planning finds the request to be in substantial accord with the provisions of the adopted Comprehensive Plan for the following reasons:

- A. The request is in compliance with the Public Facilities Plan. Specifically, the Public Facilities Plan identifies the need for community parks throughout the County and recommends the coordination of school site planning and development between the County School System and the Parks and Recreation Department, in order to maximize community recreational facilities.
- B. The facility, at the requested location, will serve a need for additional community level park space in this area and allows for efficient use of resources of the school and the Parks and Recreation Department.

### **CONDITIONS**

- 1. The following set back criteria shall apply to any outdoor play fields, courts, swimming pools and similar active recreational areas:

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- a. With the exception of playground areas which accommodate swings, jungle gyms or similar such facilities, all active play fields, courts or similar active recreational facilities which could accommodate organized sports such as football, soccer, basketball, etc., shall be located a minimum of 100 feet from adjacent property in R Districts. Within this setback, existing vegetation shall be supplemented, where necessary, with landscaping or other devices designed to achieve the buffering standards contained in Section 19-522(a)(2) of the Zoning Ordinance.
  - b. If new outdoor play fields, courts, swimming pools and similar active recreational areas are set back more than 100 feet from adjacent property in R Districts, the landscaping or other design features described above may be modified by the Planning Department at the time of site plan review. Such modification shall accomplish a mitigation of the visual and noise impacts that sports or related activities have on adjacent properties equivalent to the 100-foot setback/landscaping requirements described in the condition above.
  - c. Any playground areas shall be setback a minimum of forty (40) feet from all property lines. (P)
2. With the exception of buffers and setbacks for play fields, courts, swimming pools, playgrounds and similar active recreational areas, development of the property shall conform to the requirements of the Zoning Ordinance for Corporate Office (O-2) Districts in Emerging Growth Areas. (P)

(NOTE: The requirements of the underlying Agricultural (A) zoning classification, where these requirements exceed the requirements of the Ordinance for O-2 Districts in Emerging Growth Areas, remain applicable for any athletic facility developed on the property.)

### GENERAL INFORMATION

Project Name:

Spring Run Elementary School Athletic Facility Expansion

Location:

Off south line of North Spring Run Road. Tax ID 726-662-Part of 2430 (Sheet 23).

Existing Zoning:

R-12 with Conditional Use Planned Development

Size:

5.0 acres

Existing Land Use:

Vacant

Adjacent Zoning and Land Use:

North and East - A; Public school or vacant

South and West - R-12 with Conditional Use Planned Development and R-9; Single family residential or vacant

UTILITIES

The existing Spring Run Elementary School is connected to the public water and wastewater systems. Use of the public water and wastewater systems is required by County Code. However, the applicant intends to add additional athletic facilities that do not need public water or wastewater service.

ENVIRONMENTAL

The proposed development drains east under the existing North Hensley Road, then via small channels to a culvert under Spring Run Road that experiences severe flooding during most storm events, and eventually into a pond located to the northeast on property known as the Girl Scout property. When the school was originally designed, a dry Storm Water Management facility (SWM) was constructed to the front of the school to intercept all impervious drainage that would naturally drain to the east.

PUBLIC FACILITIES

Fire Service:

The Winterpock Fire/Rescue Station, Company Number 19, currently provides fire protection and emergency medical service (EMS) to this area. This request will not impact fire and EMS service.

Transportation:

The proposed development (expansion of school athletic facilities) on the property will have a minimal impact on the existing transportation network.

## LAND USE

### Comprehensive Plan:

Lies within the boundaries of the Upper Swift Creek Plan which suggests the property is appropriate for residential use of 2.2 dwelling units per acre or less.

The Public Facilities Plan, an element of the Comprehensive Plan, identifies the need for community parks throughout the County, and recommends the coordination of school site planning and development between the County School System and the Parks and Recreation Department, in order to maximize community recreational facilities.

### Area Development Trends:

Surrounding properties are zoned Agricultural (A) and Residential (R-12 with Conditional Use Planned Development and R-9) and are occupied by public school and residential uses or are vacant. It is anticipated that residential uses will continue in the area, as suggested by the Comprehensive Plan.

### Site Design:

Currently, the request property lies within an Emerging Growth Area. The purpose of the Emerging Growth District Standards is to promote high quality, well-designed projects. While the property is not bound by the Emerging Growth District Standards, due to the agricultural zoning, a condition should be imposed requiring redevelopment of the site or new construction to conform to these requirements of the Zoning Ordinance, which address access, parking, landscaping, architectural treatment, setbacks, signs, buffers, utilities and screening of dumpsters and loading areas. (Condition 2)

### Architectural Treatment:

Within Emerging Growth Areas, no building exterior, which would be visible to any agricultural or residential district or any public right of way may consist of architectural materials inferior in quality, appearance or detail to any other exterior of the same building. There is, however, nothing to preclude the use of different materials on different building exteriors, but rather, the use of inferior materials on sides which face adjoining property. No portion of a building constructed of unadorned concrete block or corrugated and/or sheet metal may be visible from any adjoining agricultural or residential district or any public right of way. No building exterior may be constructed of unpainted concrete block or corrugated and/or sheet metal.

### Buffers:

Condition .1 addresses setbacks and buffers between the proposed facilities and agricultural/single family residential lots and public rights of way. The setbacks and

buffers will assist in reducing the impact of the proposed facilities on adjacent residential uses and public rights of way, and are similar to setbacks and buffers imposed on similar facilities located in proximity to residential uses.

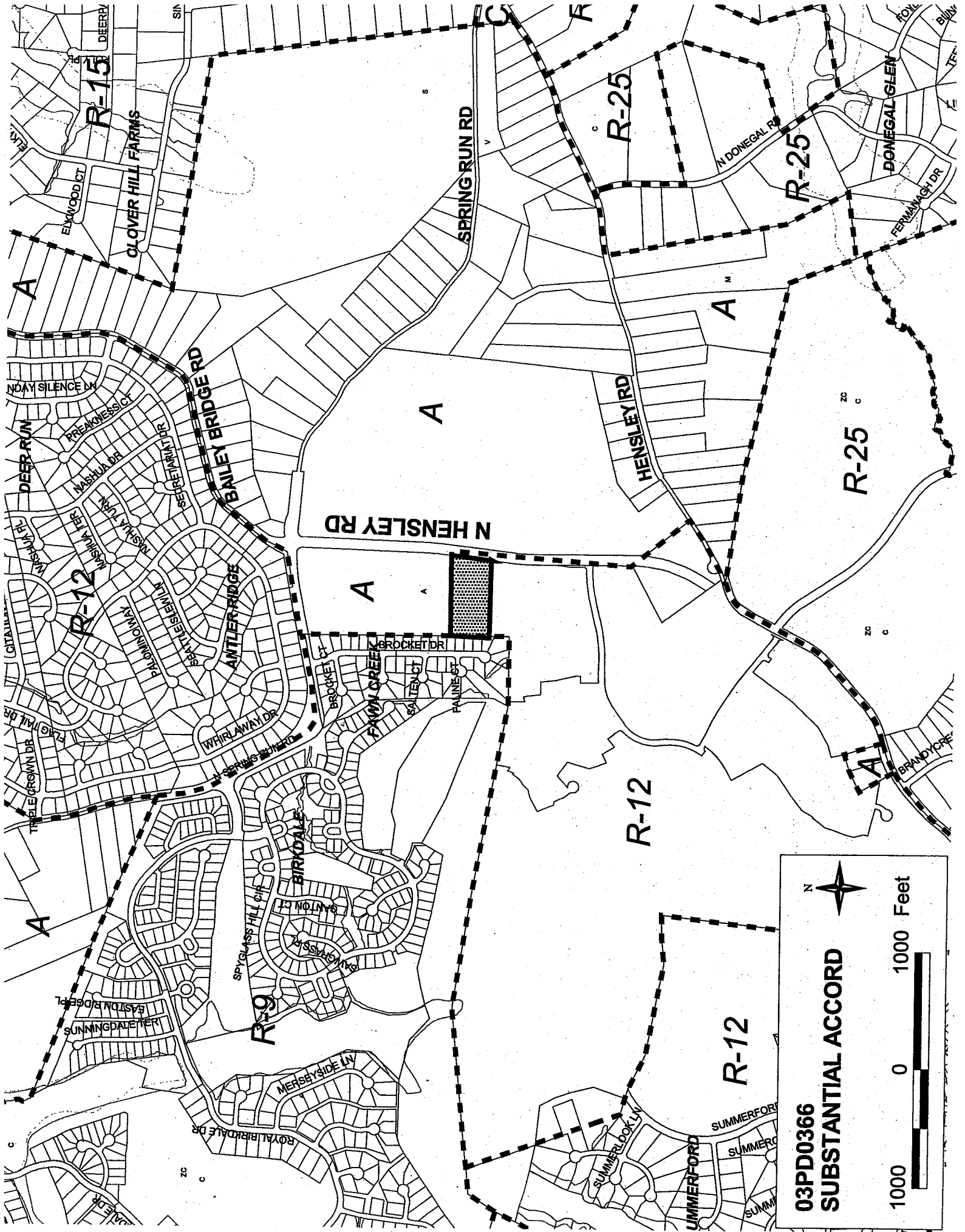
### CONCLUSIONS

The proposed school athletic facility expansion, in the requested location, satisfies the criteria of location, character and extent as specified in the Code of Virginia.

Specifically, the request is in compliance with the Public Facilities Plan. The Plan identifies the need for community parks throughout the County and recommends the coordination of school site planning and development between the County School System and the Parks and Recreation Department to maximize community recreational facilities.

In addition, the facility, at the requested location, will serve a need for additional community level park space in this area and allows for efficient use of the resources of the school and the Parks and Recreation Department.

Given these considerations, the Director of Planning finds the proposal to be in substantial accord with the provisions of the adopted Comprehensive Plan.



**03PD0366**  
**SUBSTANTIAL ACCORD**

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1000 0 1000 Feet

Fawn Creek  
Sections 1 And 2

